

FAIRFAX CLUB ESTATES
 BOARD OF DIRECTORS MEETING
 Wednesday, September 26, 2011, 7:30 PM – 8:15 PM
 FCE Pool

I. Call to Order

II. Verification of Quorum

III. Membership Forum ----- 20 Minutes

NOTE: The maximum time for any one individual is limited to 5 minutes

Attendees:

Phil Beenhouwer (ACC, Secretary, and Board member), Jim Thompson (President and Board member), Pat Ring (Vice President and Board member), Dave Hardin (Treasurer and Board member), Brian Hefner (ACC Chair and Board member), and Mark Eackloff (Webmaster and Board member).

Board Members not in attendance: Mike Krzykowski (Tennis POC and Board member), Lauren Hefner (Common Grounds Chair and Board member), Lu Wright (Board member).

IV. Review Minutes & Action Items from previous Board Meeting ----- 15 Minutes

Action Items:

| <u>Topic</u> | <u>Person Assigned</u> | <u>Date Assigned</u> | <u>Comments/Status</u> |
|--|------------------------|----------------------|---|
| Request financial statement training from GHA | Treasurer | 5/25/11 | Is there an additional cost? Mary has not responded. |
| Contact VDOT to determine if street name painting is legal. | President | 6/22/11 | A line-item in the budget will need to be created. |
| Confirm that once the Board informs GHA as to which accounts should be turned-over to the Attorney, that the Attorney's actions from (1) her letter to (2) placing a lien on a homeowner are all automatic, without BOD direction. | Treasurer | 7/27/11 | Secretary will identify the language in the CR that authorizes Attorney to automatically file a lien after her 30-day demand notice is not resolved. |
| Correct the year-end report as a result of the recently-completed audit. | Treasurer | 8/24/11 | Treasurer will send-out an updated end-of-year report. |
| Contact Kip-Con and inform them about the | President | 9/26/11 | |

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|--|-----------|---------|--|
| storm water issue under the foundation in the southeastern corner, have them incorporate any new requirements of the Americans with Disabilities Act, and ensure that the current reserve amount will be an input to their analysis. | | | |
| Resolve the issue with two FCE pool Facebook pages, then migrate it to a general FCE page. | Secretary | 9/26/11 | |

V. Discussions Since Last Meeting

VI. Review President’s Report ----- 5 Minutes

VII. Review Treasurer’s Report ----- 15 Minutes

Going into the fall assessments, the HOA is in good shape relative to delinquent accounts, as the August financial statement shows just under \$9,000 in arrears. (67% of the delinquent amount come from four homeowners, all of which have been turned over to the Association’s attorney.) The remaining 26 homeowners owe less than the threshold for turnover to the attorney.

VIII. Review Committee Reports ----- 15 Minutes

Architectural Control Committee

Common Grounds

The remaining six lights in the common grounds will be repaired over the next couple of months.

Neighborhood Watch

Pool

Pool Enforcement Sub-Committee

The BOD recognized the work of the Pool Enforcement Subcommittee and thanked them for their work to implement the system that was in place this past summer. The Board agreed that no improvements are needed for next year.

Social

Tennis

Playground

James Nickel has contacted three companies for estimates to replace the playground equipment.

During the meeting, there was a concern that once the County pulled permits as part of installing new equipment, that the HOA would be required to meet any new Laws that we would have otherwise been

grandfathered by. This issue will need to be addressed.

Miscellaneous

IX. Old Business ----- 10 Minutes

1. FCE’s Pool Facebook page: The President informed the Board that the [upper-case “P” pool Facebook page](#) is tied to the pool’s Google location, which the President felt is a reason to keep that page, despite it only having eight followers, versus the [lower-case “p” page](#), which has 24 followers. **The Secretary will speak with the lower-case “p” administrator to establish one page, remove the second, and then, ultimately, convert it to a general FCE neighborhood page.**

X. New Business ----- 30 Minutes

1. Basketball courts: the BOD needs to begin to consider replacing the courts so that the HOA is timed-well when the tennis courts need to be replaced in a few years. Erosion, storm water, and a fence should be considered as well.
2. Improving the neighborhood FCE sign.

XI. **Executive Session** ----- 0 Minutes

Discuss Association accounts, pending negotiations/contracts, budget and violations outstanding.

XII. Date, Time, Place of Next Meeting (*4th Wednesday of each month*): October 26, 2011.

XIII. Adjournment